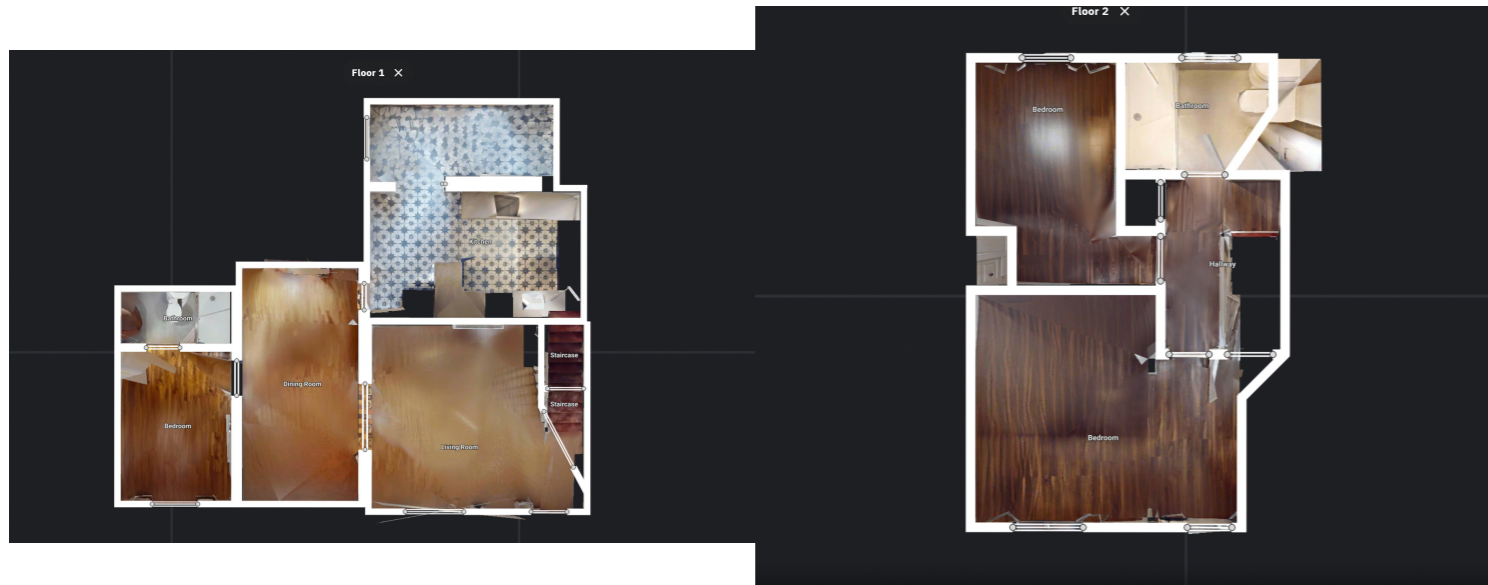


THE FIRS, WHITEMOOR, ST AUSTELL, CORNWALL PL26 7XX

PRICE £270,000



A BEAUTIFULLY PRESENTED SEMI DETACHED THREE DOUBLE BEDROOM HOUSE WHICH HAS THE POTENTIAL FOR FOUR BEDROOMS IF NEEDED OCCUPYING A QUIET RURAL VILLAGE LOCATION OFFERING EASY ACCESS TO THE MAIN A30 SITUATED A SHORT DISTANCE FROM THE PROPERTY.

Disclaimer: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



The Property

The property offers versatile accommodation which in brief comprises of a main living room, a large dining room, well fitted kitchen with a snug area, ground floor bedroom with en suite shower room, two further double bedrooms and shower room. Outside the property offers parking for up to four cars, small garden area to the front/side with side access to the enclosed low maintenance gravelled rear garden. The property is double glazed and has more recently had LPG gas fired central heating installed. The decoration and finish is to be commended and presents an opportunity to acquire an extended home which offers much more versatility, located in a non estate location within a more rural setting.

Whitemoor is a small, well-connected village offering a peaceful rural setting with easy access to local amenities. Surrounded by open countryside and clay-country trails, it's ideal for buyers seeking space and quiet. The village enjoys quick links to the A30, making it perfect for commuters, while nearby Roche provides shops, schools, and everyday essentials. A great location for those wanting village living without losing convenience. Both coasts are approximately eight miles distant.

Room Descriptions

Lounge

4.75m x 4.18m (15' 7" x 13' 9")
With part glazed Upvc panelled door leading into the main living room, stairs to the first floor, window to the front, dado rail following the staircase, two uplighters, attractive archway with decorative corbels and tiled threshold and small step leading to the dining room. Engineered Oak flooring.

Dining Room

2.63m x 5.28m (8' 8" x 17' 4")
With engineered Oak flooring, French doors to the rear garden, one uplighter, tiled threshold leading to the ground floor bedroom. Access to the roof void.

Kitchen

4.73m x 2.87m (15' 6" x 9' 5")
With tiled threshold leading from the dining room. Attractive patterned ceramic tiled floor, extensively fitted with coloured base units and contrasting high level cupboards, built in double electric oven, induction hob, extractor canopy, space and plumbing for a washing machine, one and a half bowl sink unit with tiled splashback, open archway looking through to the sun room/snug, arched walk way through to the same room.

Sun room/snug

4.21m x 2.0m (13' 10" x 6' 7")
Attractive tiled floor, window to the side, sliding patio doors to the rear garden, two wall lights, electric radiator.

Bedroom 3

2.5m x 3.46m (8' 2" x 11' 4")
window to the front, access to the roof void, door to the en suite

En suite shower Room

With fully tiled shower enclosure with mains shower, recessed lighting, extractor, tiled floor and part tiled walls, vertical towel radiator, featuring a solid wood rustic style vanity unit with stone basin with Victorian style mixer tap, low level W.C. rustic wood shelf and window to the rear.

Landing

Access to the roof void, airing cupboard with LPG gas fired combination boiler supplying radiators and hot water.

Shower Room

1.68m x 2.4m (5' 6" x 7' 10")
Enjoying a large walk in shower with mains shower and two shower heads, fully tiled shower, tiled floor and partially tiled walls, vanity basin with storage below and mixer tap, low level W.C. large illuminated mirror, towel radiator, recessed lighting and shaver socket.

Bedroom 1

1.9m x 2.57m (6' 3" x 8' 5")
The first part of this room has a window to the front and archway through to the main section 2.67m x 3.59m (8' 9" x 11' 9"), please note this rooms can be easily be separated back to their original form if needed, window to the front.

Bedroom 2

3.49m x 2.19m (11' 5" x 7' 2")
Window to the rear.

Outside

The property is approached from a tarmac driveway and provides generous parking for up to four vehicles. In front of the house we have a level Golden gravelled area, a small garden area to the front and side, with the LPG tank hidden by some shrubs. The pathway leads along the left hand side of the property where it opens out to a level sunny garden with patio and expanse of Golden gravel. There is a useful garden shed, fencing and block walls provide a garden which offers privacy and continuing sunshine from the afternoon to the evening.